

THEGATE
ABERDEEN PROVING GROUND



LOCATION:	Aberdeen Proving Ground, MD
BUILDING USE:	Office, Laboratory and R&D
SITE:	400+ acres
SIZE:	2-3 Million+ Square Feet

Opus East, L.L.C. in partnership with Aberdeen Proving Ground, is developing the Government and Technology Enterprise (GATE), a state-of-the-art R&D and technology business park for both the government sector and non-government users.

Aberdeen Proving Ground (APG) is a leading research, development and testing center for the U.S. Army and boasts some of the most sophisticated testing laboratories in the world. The GATE will offer a synergistic environment for private firms, defense contractors and other Army and DoD units working on advanced research activities to complement the missions of APG and help make it a "Center for Excellence."

Current development at the GATE includes a 60,000 square foot single story research and development facility and an 80,000 square foot three story office building. A similar office building will break ground shortly after completion of the first two buildings. These buildings will incorporate sustainable design and achieve Army SPiRiT designation. Future buildings will be LEED® "Certifiable". All buildings in the GATE project will meet the DoD Minimum Antiterrorism Standards for Buildings (Unified Facilities Criteria) and will resist progressive collapse.

The advantage of The GATE's location is that it is inside Aberdeen Proving Ground's secure perimeter offering the closest location to the Maryland Gate for employees and contractors which provides greater convenience and ease of access. Contractors who are now required to comply with anti-terrorism force protection (ATFP) rules will find this location to be particularly attractive. The site is in the heart of the Northeast, and has easy access to Washington, DC (75 miles), Baltimore (36 miles), Philadelphia (75 miles) and New York (164 miles) by way of both Interstate 95 and Amtrak. In addition, Maryland is a true center of higher education with numerous colleges and life science companies performing cutting edge work in biotechnology and medicine.

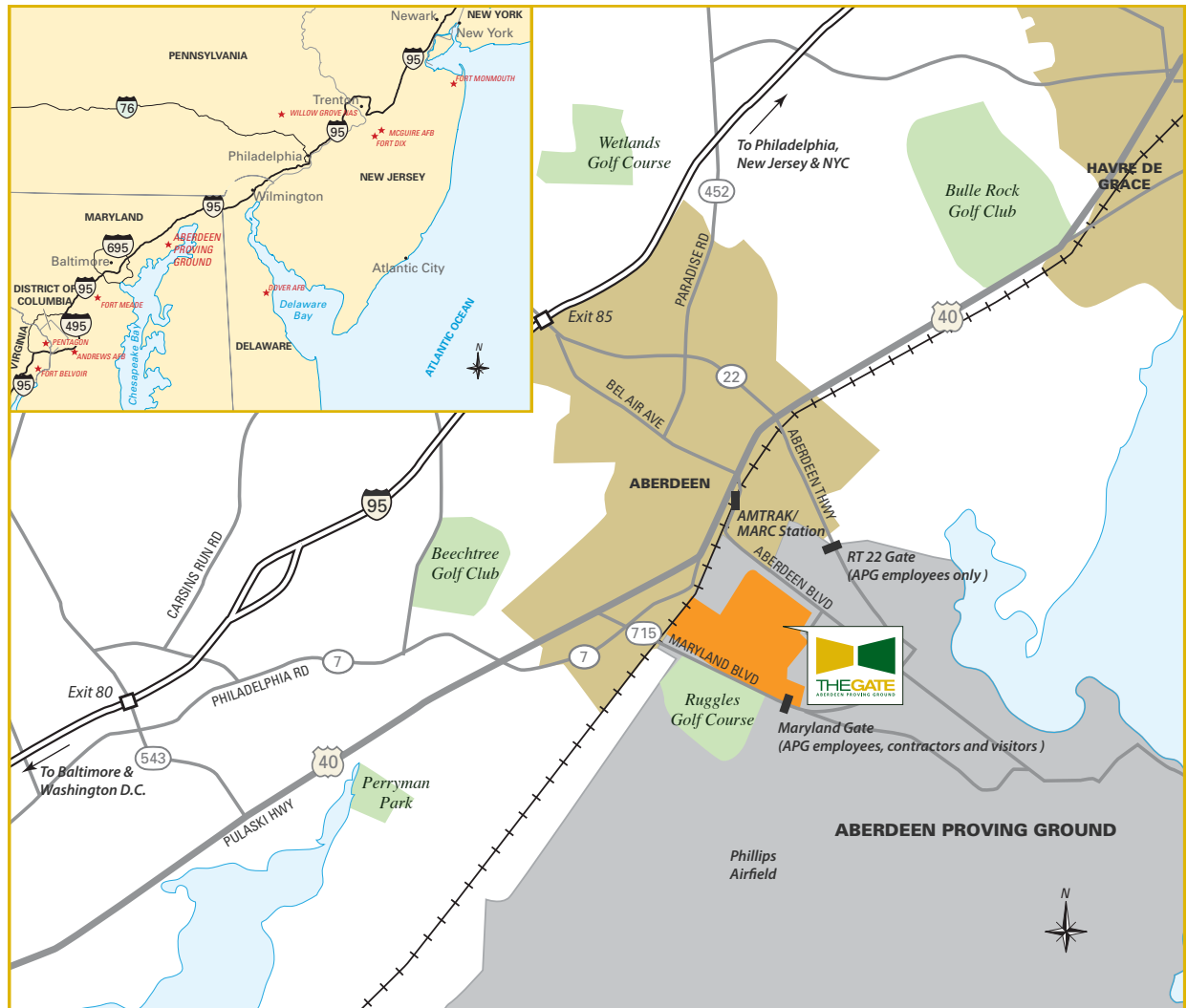
LANDMARKS, MUSEUMS, HISTORIC SITES, RECREATION AND CULTURE: IT'S ALL HERE

ABERDEEN/HARFORD COUNTY, MD

Harford County offers a wealth of opportunities and amenities for everyday living, exploration and entertainment. Unique shopping, a variety of dining options, scenic parks, world-class golf courses, and sports complexes provide a superior quality of life for residents and tourists.

Susquehanna State Park just outside Havre de Grace has an immense trail system that loops around the 25 acre park for bird watching, horseback riding, nature hiking or mountain biking.

Whether you are a sports fan celebrating baseball at Ripken Stadium, enjoy strolling the shops and restaurants of Bel Air and Havre de Grace, or want to experience the charm of Baltimore, Annapolis or Washington, D.C., it's all within a short drive.



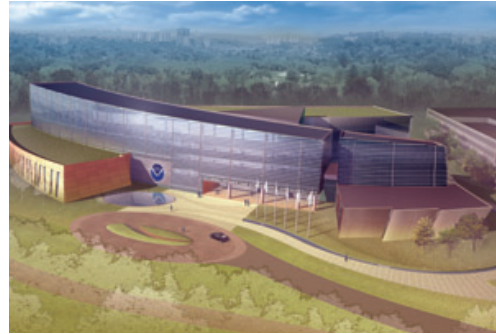
OPUS EAST

The GATE project is part of the Army's Enhanced Use Lease (EUL) program. Under the terms of the EUL, Opus will lease each land bay for 50 years, allowing the Army to develop underutilized property and redirect the proceeds back into the maintenance and improvement of Aberdeen Proving Ground facilities.

The GATE is being developed by Opus East, L.L.C., a member of The Opus Group, a design-build firm with over 55 years of comprehensive experience in the development and management of major office facilities—including award-winning build-to-suit and multi-tenant buildings throughout the country.

Headquartered in Rockville, Maryland, with an additional office in Philadelphia, Pennsylvania, Opus East has developed more than 13 million square feet since starting in 1994 and currently has 6 million square feet in planning or development. The Opus Group, based in Minneapolis, has completed more than 2,375 projects and 228 million square feet, and currently has 34 million square feet in planning or development.

With an annual revenue in excess of \$2.1 billion—including \$988 million in construction—The Opus Group consistently ranks among the country's top 10 office developers, according to National Real Estate Investor, and among the country's top real estate developers, according to Commercial Property News. The company is also consistently ranked by Engineering News Record as one of the nation's top 10 largest design-build firms.



NOAA



WEST NURSERY



STONEGATE



RESTON COMMONS



Owned and Developed by:
Opus East, L.L.C.
2099 Gaither Road, Suite 100
Rockville, MD 20850
301.354.4444
www.opuscorp.com